

Thursday, July 31, 2008
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 31

PRESENT

Willard Hughes, Acting Manager for Subdivision Authority,
Planning and Policy Services Branch
Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Willard Hughes, Blair McDowell

That the Subdivision Authority Agenda for the July 31, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Willard Hughes

CARRIED

2. ADOPTION OF MINUTES

MOVED

Willard Hughes, Blair McDowell

That the Subdivision Authority Minutes for the July 24, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Willard Hughes

CARRIED

3. OLD BUSINESS

1. LDA08-0059
Posse 72722537-001

Tentative plan of subdivision to create 143 single detached residential lots, 3 medium density residential parcels, 1 public utility lot and 1 municipal reserve parcel from a portion of NE-14-51-25-4, SE-14-51-25-4, Lot B, Plan1009TR and Lot 2, Block 1, Plan 0326012, located south of 25 Avenue SW and west of 141 Street SW, **CHAPPELLE**

MOVED

Willard Hughes, Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Willard Hughes

CARRIED

2. LDA08-0104
Posse 72722537-001

Tentative plan of subdivision to create 5 single detached residential lots, 1 medium density residential parcel and 1 municipal reserve parcel from a portion of Lot B, Plan1009TR and Lot 2, Block 1, Plan 0326012, located south of 25 Avenue SW and west of 141 Street SW, **CHAPPELLE**

MOVED

Willard Hughes, Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Willard Hughes

CARRIED

4. NEW BUSINESS

5. OTHER BUSINESS

6.

ADJOURMENT

The meeting adjourned at 10:25 a.m.



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

July 31, 2008

File No. LDA08-0059

IBI Group
Suite 1050 – Standard Life Building
10405 Jasper Avenue
Edmonton, AB T5J 3N4

ATTENTION: Bob Spooner

Dear Mr. Spooner:

RE: Tentative plan of subdivision to create 143 single detached residential lots, 3 medium density residential parcels, 1 public utility lot and 1 municipal reserve parcel from a portion of NE-14-51-25-4, SE-14-51-25-4, Lot B, Plan 1009TR and Lot 2, Block 1, Plan 0326012, located south of 25 Avenue SW and west of 141 Street SW, **CHAPPELLE**

I The Subdivision by Plan is APPROVED on July 31, 2008, subject to the following conditions:

1. that the owner dedicate a 0.016 ha parcel as Municipal Reserve, plus 1.168 ha owing by a Deferred Reserve Caveat registered against the remainder of Lot B, Plan 1009TR, plus 0.456 ha owing by a Deferred Reserve Caveat to be transferred from Lot B, Plan 1009TR to Lot 2, Block 1, Plan 0326012, for a total of 1.64 ha, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 3.24 ha by a Deferred Reserve Caveat registered against SE-14-51-25-4 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map. Enclosure I, at the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the owner be permitted to register this plan of subdivision (LDA08-0059) once a Servicing Agreement has been signed for construction of 25 Avenue from west of 141 Street to 127 Street (LDA07-0489), to the satisfaction of the Transportation Department;
6. that LDA08-0202 to amend the Zoning Bylaw from AG to RSL and AP be approved prior to the endorsement of Stage 2 of the plan of subdivision;
7. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement; and

8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:

1. that the owner pay all costs identified in Servicing Agreement, among other things, assessments and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed Engineering Drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that no Construction Completion Certificate's (CCC's) for storm and sanitary sewers shall be issued until the offsite sanitary and storm systems are operational;
7. that the owner construct water main stubs at points A and B and water main construction from point B to C, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct the east-west collector roadway as a minimum 14.5 m carriageway, to the first northerly local road intersection as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct 141 Street SW, with a 3.0 m multi-use trail from 25 Avenue SW to the east-west collector roadway as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide a temporary roadway connection with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway connection will be required at FAC for paved roads or earlier, at the discretion and direction of the Transportation Department. The temporary roadway connection will be removed with the development of Stage 2 as a permanent emergency access will be provided with Stage 2;
11. that the owner withhold development of lots, as shown on the "Conditions of Approval" map, Enclosure I, until such time as the temporary emergency access is no longer required or as deemed appropriate by the City of Edmonton;
12. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required at FAC for paved roads or earlier, at the discretion and direction of the Transportation Department;

13. that the owner construct a 3.0 m asphalt multi-use trail with a dividing yellow centerline and "shared use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct an emergency access walkway with a 3.0 m concrete sidewalk, T-bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences positioned wholly on privately owned lands as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Please note, reserves owing against NE-14-51-25-4 have been addressed with LDA07-0489. The existing DRC shall be carried forward on title. Also, reserves owing for Lot 2, Block 1, Plan 0326012 were addressed with SO/03-0074 through a DRC, transferred to NE-14-51-25-4.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision.

If you have further questions, please call Ms. Yolanda Lew at 944-0112 or write to:

**Ms. Yolanda Lew, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Willard Hughes
Subdivision Authority

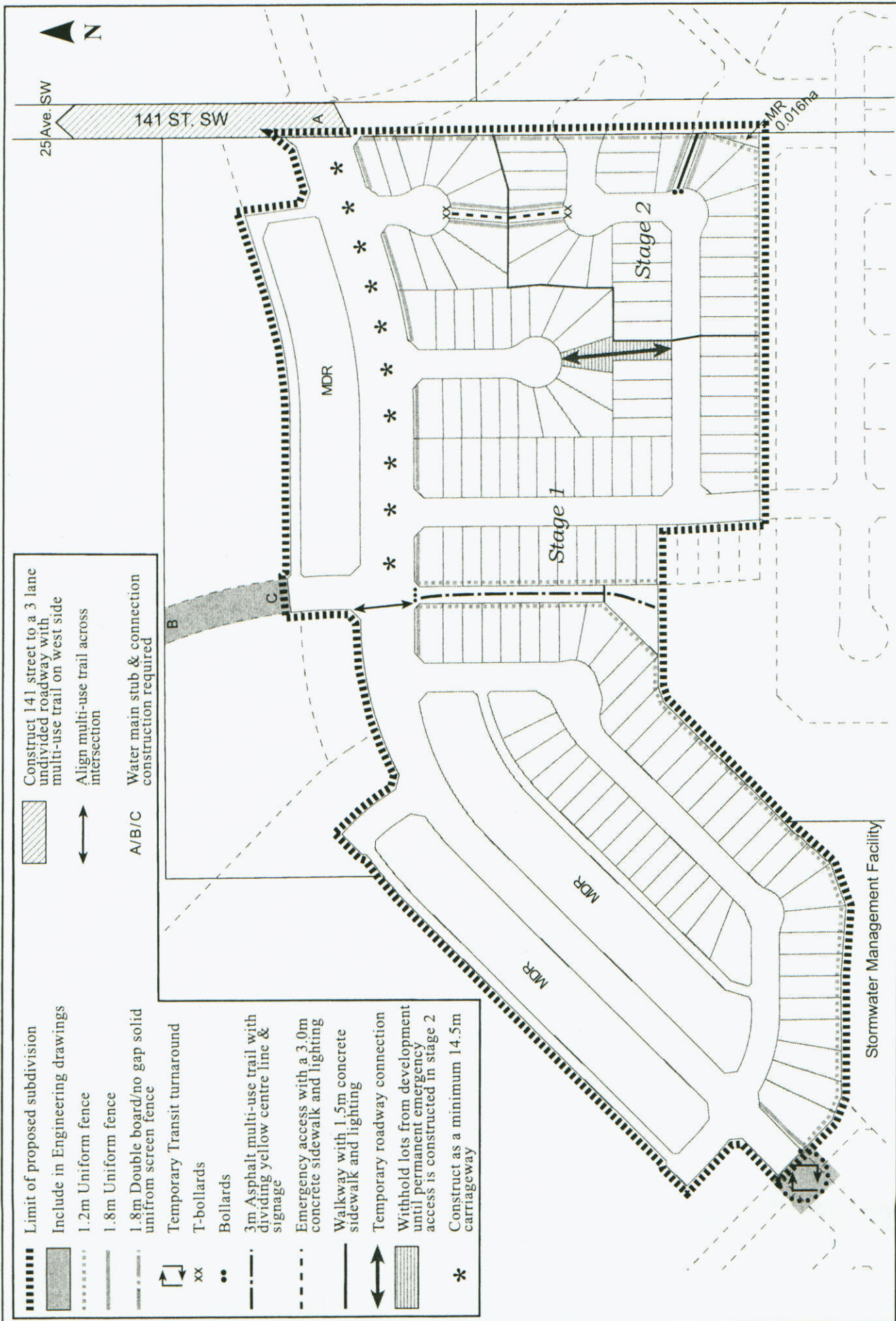
PO/yl/Posse 72722537-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 31, 2008


LDA08-0059




SUBDIVISION CONDITIONS OF APPROVAL MAP

July 31, 2008

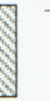
LDA08-0059



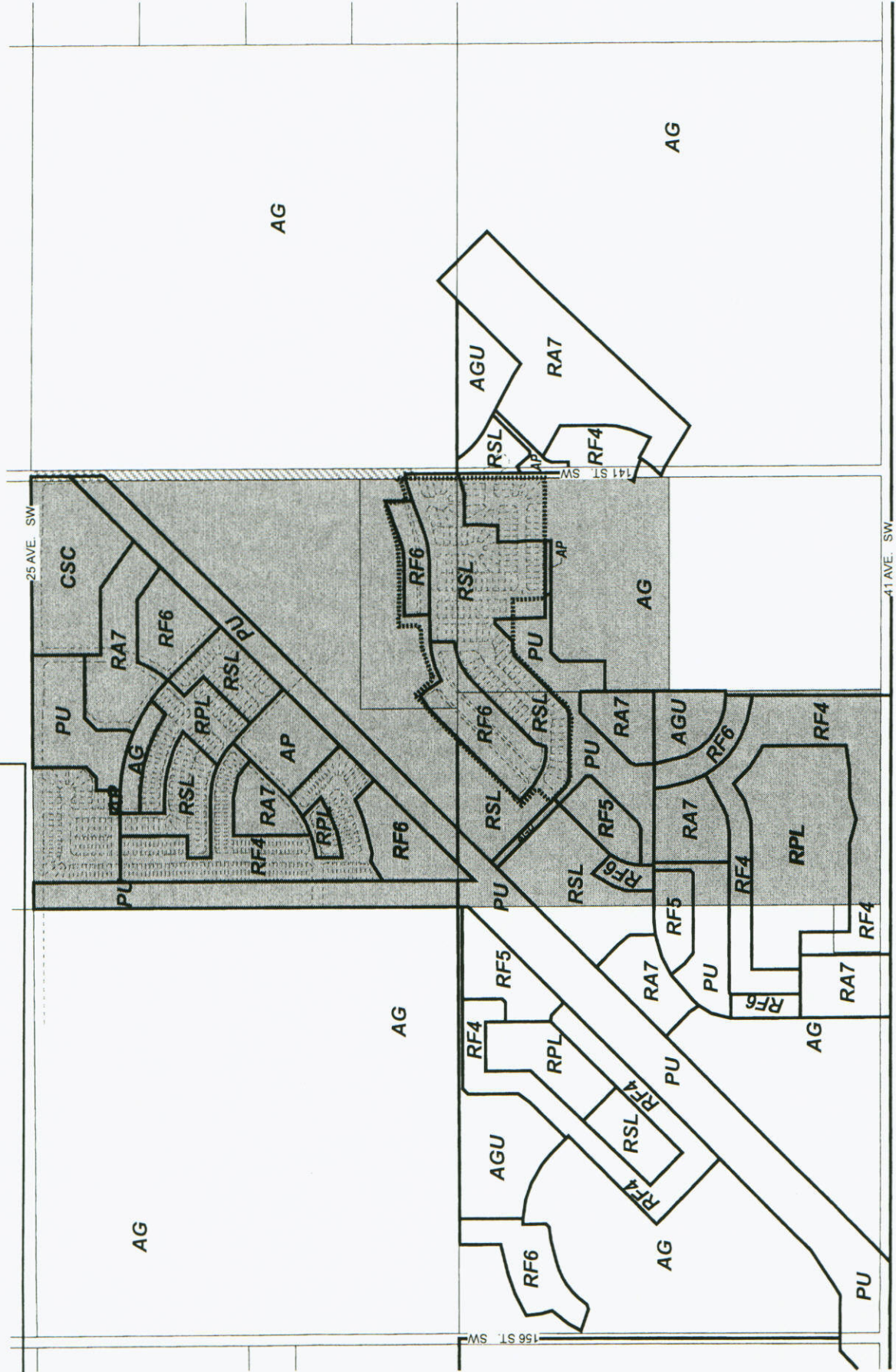
Titled area to be subdivided



Subdivision area



Construct 141 Street to a three lane undivided collector roadway with a multi-use trail on the West side to 25 Avenue SW





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

July 31, 2008

File No. LDA08-0104

IBI Group
Suite 1050 – Standard Life Building
10405 Jasper Avenue
Edmonton, AB T5J 3N4

ATTENTION: Bob Spooner

Dear Mr. Spooner:

RE: Tentative plan of subdivision to create 5 single detached residential lots, 1 medium density residential parcel and 1 municipal reserve parcel from a portion of Lot B, Plan1009TR and Lot 2, Block 1, Plan 0326012, located south of 25 Avenue SW and west of 141 Street SW,
CHAPPELLE

I The Subdivision by Plan is APPROVED on July 31, 2008, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.29 ha parcel, pursuant to Section 664 of the Municipal Government Act, as shown on the “Conditions of Approval” map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that the approved subdivision within the Chappelle Neighbourhood (File No. LDA08-0059) be registered prior to or concurrent with this application;
4. that LDA08-0138 to amend the Zoning Bylaw from AG to RF6 and AP be approved prior to the endorsement of the plan of subdivision;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all costs identified in Servicing Agreement, among other things, assessments and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;

3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner submit detailed Engineering Drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that no Construction Completion Certificate's (CCC's) for storm and sanitary sewers shall be issued until the offsite sanitary and storm systems are operational;
7. that the owner provide full servicing including 3-phase power along the entire frontage of the Urban Village Park;
8. that the owner construct all fences positioned wholly on privately owned lands as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

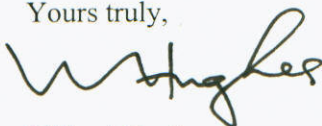
Please note, municipal reserves for Lot B, Plan 1009TR was addressed with LDA08-0059. The DRC created with LDA08-0059 shall be carried forward on title. The DRC for Lot 2, Block 1, Plan 0326012 shall be reduced by 0.29 ha and be carried forward on title. Also, street names have not been approved for this portion of the Chappelle Neighbourhood.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision.

If you have further questions, please call Ms. Yolanda Lew at 944-0112 or write to:

**Ms. Yolanda Lew, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Willard Hughes
Subdivision Authority

PO/yl/Posse 75981819-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 31, 2008

LDA08-0104

- Limit of proposed subdivision
- 1.2m Uniform fence
- 1.2m Post and rail fence
- 1.8m Double board/no gap solid uniform screen fence



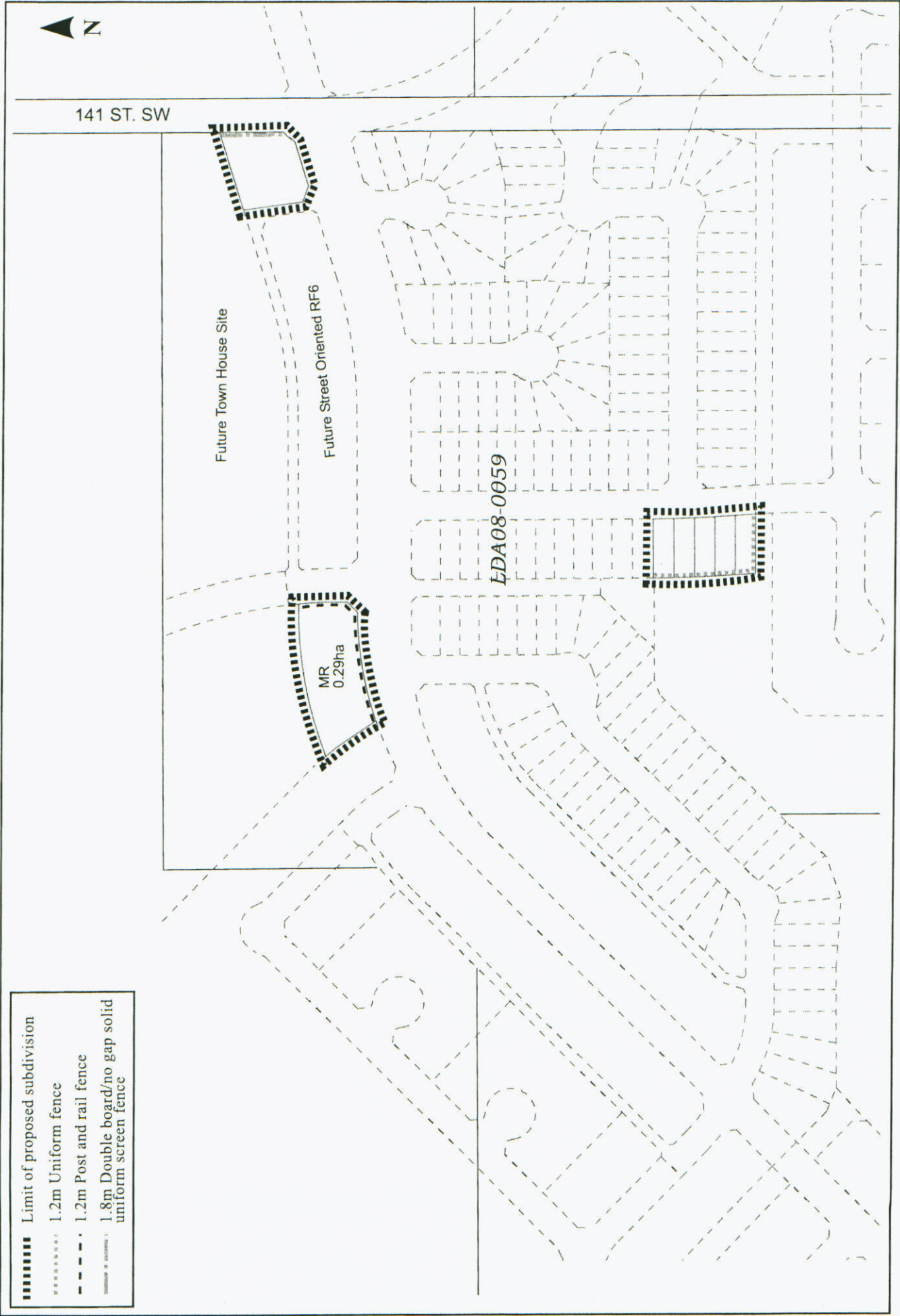
141 ST. SW

Future Town House Site

Future Street Oriented Rf6

MR
0.29ha

LDA08-0059



SUBDIVISION CONDITIONS OF APPROVAL MAP

July 31, 2008

LDA08-0104

Titled area to be subdivided
Subdivision area

